

MINUTES
March 10, 2020 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Kayla Bendorf, Rochelle Conway, Jodi Hansen, Wendi Ingram and Robert McFadden

Excused: Steve Nienhaus

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Robert McFadden motioned to approve the January 14, 2020 minutes and Andrew Anderson seconded the motion. All ayes, motion carried.

Subdivision:

PZS #19 – Grandview Subdivision – Norm Nicol – 1700 Grandview Ave – 3 Lots – 2.901 Acres

Diane Nicol, owner of Muscatine Lumber LLC at 1700 Grandview Ave, was present to discuss the request. Ms. Nicol explained that her and her husband re-established a lumberyard, Muscatine Lumber LLC, at 1700 Grandview Ave but they were only open for approximately 6 months before a tornado destroyed 2 buildings on their property. They replaced the destroyed buildings with one large building and since then they have had a hard time finding good management to run the lumberyard. Ms. Nicol stated they want to continue the lumberyard business but they need revenue. So, they are requesting to parcel off the additional buildings not needed for the business and will sell the separated buildings for the required revenue. Jodi Hansen asked if the Planning and Zoning Commission members had any questions but the members had no additional questions. Ms. Hansen then asked Andrew Fangman if he had heard from any neighbors and if staff recommended the subdivision to which Mr. Fangman replied no neighbors had contacted him and staff does recommend approval of the subdivision for 1700 Grandview Ave.

Robert McFadden motioned to approve the subdivision; Wendi Ingram seconded. All ayes, motion carried.

Right of Way Vacations:

PZVROW-6 – Portion of the Alley right of way in Block 29

Andrew Fangman presented the request to the Commission on behalf of the City of Muscatine. Mr. Fangman explained that to construct the roundabout at the intersection of 2nd St and Mulberry Ave the intersection must shift and new right of ways need to be established meaning a right of way vacation request must be approved by the Planning and Zoning Commission.

Rochelle Conway motioned to approve the annexation request; seconded by Kayla Bendorf. All ayes, motion carried.

Andrew Fangman distributed copies of the Code of Ethics to the Commission members and advised them they are required to review the document, sign the acknowledgment form that they have reviewed it and return the signed form to him.

Wendi Ingram motioned to adjourn the meeting; seconded by Andrew Anderson. All ayes, motion carried.

Meeting adjourned at 5:40 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director